



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**Thursday, March 9, 2017
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

COMMISSIONER MEMBERS PRESENT: Karen Hudson, Chair
Derek Bohannon, Vice Chair
Bill McCoy
Moises Gonzalez
Dan Serrano

COMMISSIONER MEMBERS ABSENT:
Maia Mullen
James Peck
Peter Nicholls

- Call to Order: 8:32 a.m.**
A. Pledge of Allegiance
B. Announcement of Changes and/or Additions to the Agenda

**DEFERRED TO THE APRIL 13, 2017
HEARING**

5. Project# 1010582
16EPC-40077 Zone Map Amendment (Zone Change)
16EPC-40078 Site Development Plan for Building Permit

Wilson and Company, Inc., agent for City of Albuquerque, Department of Municipal Development, requests the above actions for all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33, zoned M-1 to SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection, located on Edith Blvd., NE, between

Comanche Rd., NE and Rankin Rd. NE, containing approximately 22 acres. (G-15) **(DEFERRED FROM JANUARY 12, 2017 HEARING)**
Staff Planner: Maggie Gould

A motion was made by Commissioner Bohannan and Seconded by Commissioner McCoy that matter 16EPC-40077 & 16EPC-40078 be Deferred based on findings. The motion carried by the following vote:

For: 5 - McCoy, Serrano, Bohannan, Gonzalez and Hudson

C. Approval of Amended Agenda

A motion was made by Commissioner Bohannan and Seconded by Commissioner Serrano to approve the amended agenda. The motion carried by the following vote:

For: 5 - McCoy, Serrano, Bohannan, Gonzalez and Hudson

D. Swearing in of City Staff

FINAL ACTIONS

1. Project# 1011130
17EPC-40002 Zone Map Amendment
(Zone Change)

Modulus Architects, Inc., agent for JB Holdings, LLC and Zia Management, requests the above action for Tract 3F-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A Black Ranch, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1 Black Ranch); Tract 3G-1-A (Tracts 2-A-1, 2-A-2, 2-A-3, 3E-1-A, 3F-1-A and 3G-1-A, being a replat of Tracts 2-A, 3E-1, 3F-1 and 3G-1 Black Ranch); and Tract 3H (being a replat of Tract 3 Black Ranch), Black Ranch, zoned O-1, to C-1, located north of Paseo Del Norte Blvd. NW and east of Coors Blvd. NW, between Valley View Dr. NW and the Corrales Main Canal, containing approximately 2.66 acres. (C-13) Staff Planner: Catalina Lehner

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that matter 17EPC-

40002 be approved based on findings. The motion carried by the following vote:

For: 5 - McCoy, Serrano, Bohannan, Gonzalez and Hudson

2. Project# 1011129
17EPC-40001 Text Amendment to Sector Development Plan

Consensus Planning, agent for Palo Duro Homes, requests the above action for all of the University Neighborhood Sector Development Plan to clarify the lot standards for a townhouse in the Diverse Residential Zone.
Staff Planner: Cheryl Somerfeldt

RECOMMENDATION TO CITY COUNCIL

A motion was made by Commissioner Peck and Seconded by Commissioner Nicholls that matter 17EPC-40001 be forwarded to City Council with a recommendation of approval based on findings and condition. The motion carried by the following vote:

SEE TRANSCRIPT

For: 5 - McCoy, Serrano, Bohannan, Gonzalez and Hudson

3. Project# 1010999
16EPC-40079 Site Development Plan for Building Permit

66 Architect, agent for 3615 Highway 528, LLC, requests the above action for Lot C-4-A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on Highway 528, between Ellison Dr. NW and Cottonwood Dr. NW, containing approximately 2 acres. (A-14)
Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Serrano that matter 16EPC-40079 be approved based on findings and conditions. The motion carried by the following vote:

For: 5 - McCoy, Serrano, Bohannan, Gonzalez and Hudson

4. Project# 1005280

16EPC-40080 Site Development Plan for
Building Permit

16EPC-40081 Amended Site Development
Plan for Subdivision

Martin Grummer Architect, agent for JMD-McMahon, LLC, requests the above actions for all or a portion of Lots 2, 4, 5, 6a, 7a, 8, and 9 in McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon Blvd. NW between Unser Blvd. NW and Fineland Dr. NW, containing approximately 14 acres. (A-11) **(DEFERRED FROM FEBRUARY 9, 2017 HEARING)**

Staff Planner: Cheryl Somerfeldt

A motion was made by Commissioner Gonzalez and Seconded by Commissioner Bohannan that matters 16EPC-40080 & 16EPC-40081 be continued to the April 13, 2017 Hearing, based on finding. The motion carried by the following vote:

For 4: Serrano, Bohannan, Gonzalez and Hudson

Against 1: McCoy

6. OTHER MATTERS:

- A. Approval of February 2, 2017 Action Summary Minutes
- B. Approval of February 9, 2017 Action Summary Minutes

7. ADJOURNED: 1:20 p.m.

NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>